

FEE \$ 10⁰⁰

BLDG PERMIT NO. 53845

TCP-0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

Lpc
JCP

9001-2947

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2947 Shawano St.

TAX SCHEDULE NO. 2943-052-00-133

SUBDIVISION Scotts Run

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2155.00

FILING # 1 BLK 1 LOT 2

SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER Clearview G.V.

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2818 1/2 North Ave

NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-5457

USE OF EXISTING BLDGS ~~Single Family Residence~~ N/A

(2) APPLICANT Constardors West

DESCRIPTION OF WORK AND INTENDED USE:

(2) ADDRESS 2818 1/2 North Ave

New Single Family Residence

(2) TELEPHONE 241-5457

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.3.

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side 7.5 from PL Rear 25 from PL

Special Conditions _____

Maximum Height _____

CENSUS TRACT 11 TRAFFIC ZONE 45

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/18/95

Department Approval [Signature] Date 10/18/95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8679- S/F

Utility Accounting [Signature] Date 10-18-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



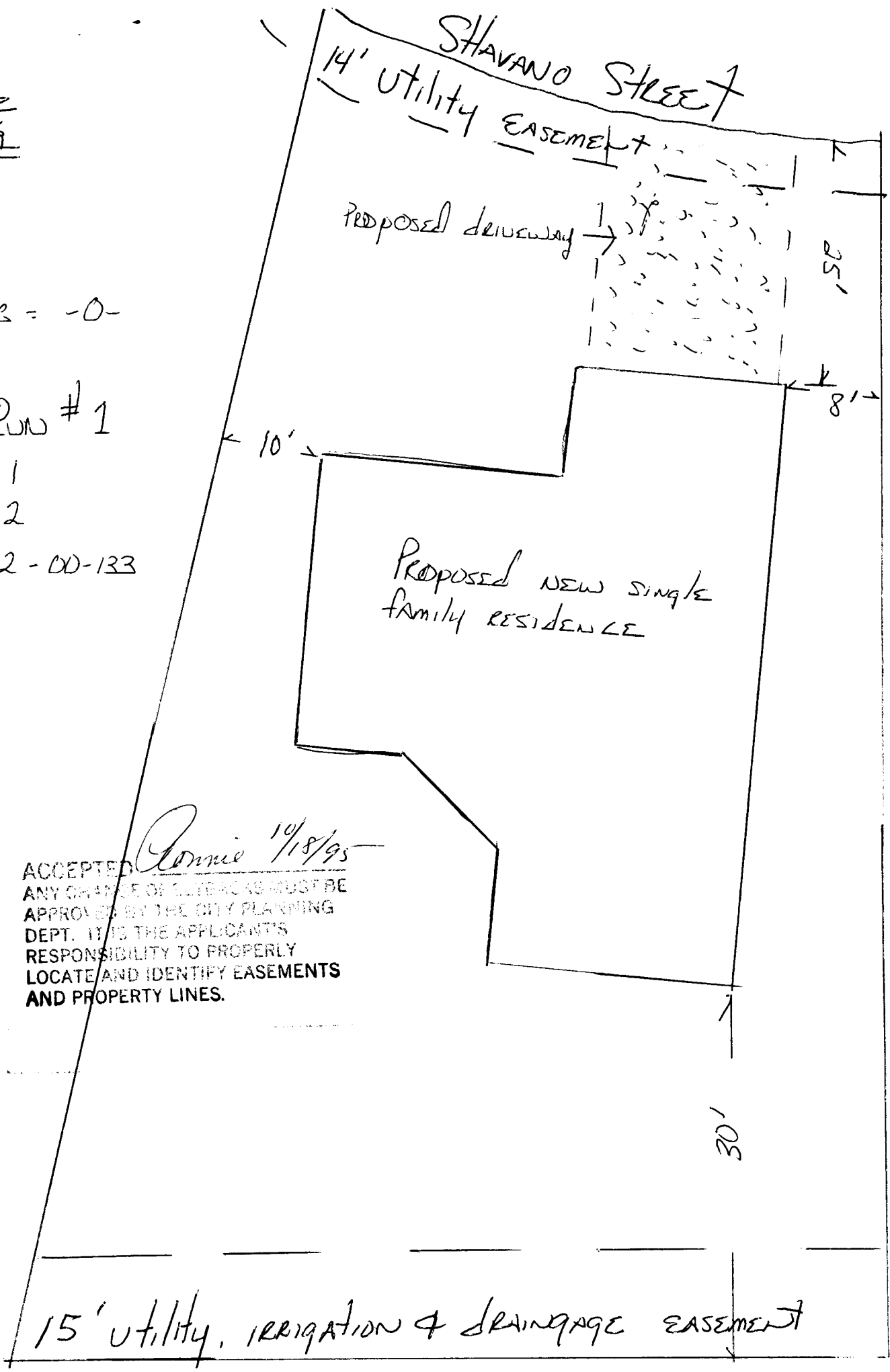
EXISTING = -0-

Scotts Run # 1

Block - 1

Lot - 2

#2943-052-00-133



ACCEPTED *Connie 10/18/95*
 ANY CHANGE OF SUBDIVISION MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.